110.A	0001	0045.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	492,600	/	492,600
USE VALUE:	492,600	/	492,600
ASSESSED:	492,600	/	492,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #: 45

Owner 1:	CHEN XIAOLI
Owner 2:	
Owner 3:	
Street 1:	45 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STANTON ELIZABETH A -
Owner 2:	-
Street 1:	45 ORIENT AVE UNIT 45
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Clapboard Exterior and 847 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	492,600			492,600
Total Card	0.000	492,600			492,600
Total Parcel	0.000	492,600			492,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 581.58 | /Parcel: 581.58

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
260315			11/18/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 110.A-0001-0045.0

!14932!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	492,600	0	.		492,600		Year end	12/23/2021
2021	102	FV	408,200	0	.		408,200		Year End Roll	12/10/2020
2020	102	FV	402,300	0	.		402,300	402,300	Year End Roll	12/18/2019
2019	102	FV	415,500	0	.		415,500	415,500	Year End Roll	1/3/2019
2018	102	FV	368,300	0	.		368,300	368,300	Year End Roll	12/20/2017
2017	102	FV	336,300	0	.		336,300	336,300	Year End Roll	1/3/2017
2016	102	FV	309,400	0	.		309,400	309,400	Year End	1/4/2016
2015	102	FV	290,800	0	.		290,800	290,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:52:26

LAST REV

Date	Time
04/15/21	11:43:12

apro

USER DEFINED

Prior Id # 1:	69963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14932

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANTON ELIZABE	159-38	1	10/13/2020		561,900	No	No		
DORAN PATRICK J	134-36		3/26/2015		370,000	No	No		
BULARZIK EMILY	131-116		8/25/2014	Convenience	100	No	No		
KANG NAMHO &GIL	126-28		6/17/2013	Convenience	320,000	No	No		
KANG NAMHO,	84-13		7/2/2004	Family	1	No	No		
OPPEDISANO ANTH	83-9		4/28/2004		303,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2016	1090	Add Bath	40,940	O				redo bsmt+add 3/4
7/1/2015	844	Porch	7,400		7/1/2015			Build 2 level exte
6/16/2015	680	Manual	1,853		6/16/2015			Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2021	Sales Review	PT	Paul T
11/19/2020	SQ Mailed	MM	Mary M
11/18/2018	Measured	DGM	D Mann
6/29/2015	Info Fm Prmt	PC	PHIL C
5/4/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7646																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	415.826
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605131
Depreciation:	112554
Depreciated Total:	492577

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2004

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	519.78
Special Features:	0	Val/Su Net:	396.30
Final Total:	492600	Val/Su SzAd	581.58

SKETCH

UnSketched SubAreas:
GLA: 847,
BMT: 396,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	847	415.830	352,205
BMT	Basement	396	124.750	49,400

Net Sketched Area:	1,243			Total:	401,605
Size Ad	847	Gross Area	1243	FinArea	847

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

110.A-0001-0045.0

IMAGE

AssessPro Patriot Properties, Inc